

*The*  
**MGW**  
*at*  
IRONWORKS  
PLAZA

Phase II

235 Ironworks Ave  
Mishawaka, IN



**7D COMMERCIAL REAL ESTATE**  
LEASING | TENANT REP | PROPERTY MANAGEMENT | DEVELOPMENT



**FLAHERTY & COLLINS**  
PROPERTIES



RETAIL | RESTAURANT | OFFICE

5,000 SF RIVERFRONT END CAP &  
4,800sf INTERIOR END CAP AVAILABLE



THE MILL





# 5,000 SF Riverfront End-Cap & 4,800sf Interior End-Cap Available



Over 400 unit luxury multi-family/mixed use project in downtown Mishawaka, IN.



Average incomes of Ironworks residents is over \$120,000/year.



Biergarten and Riverwalk Park adjacent to The Mill at Ironworks.



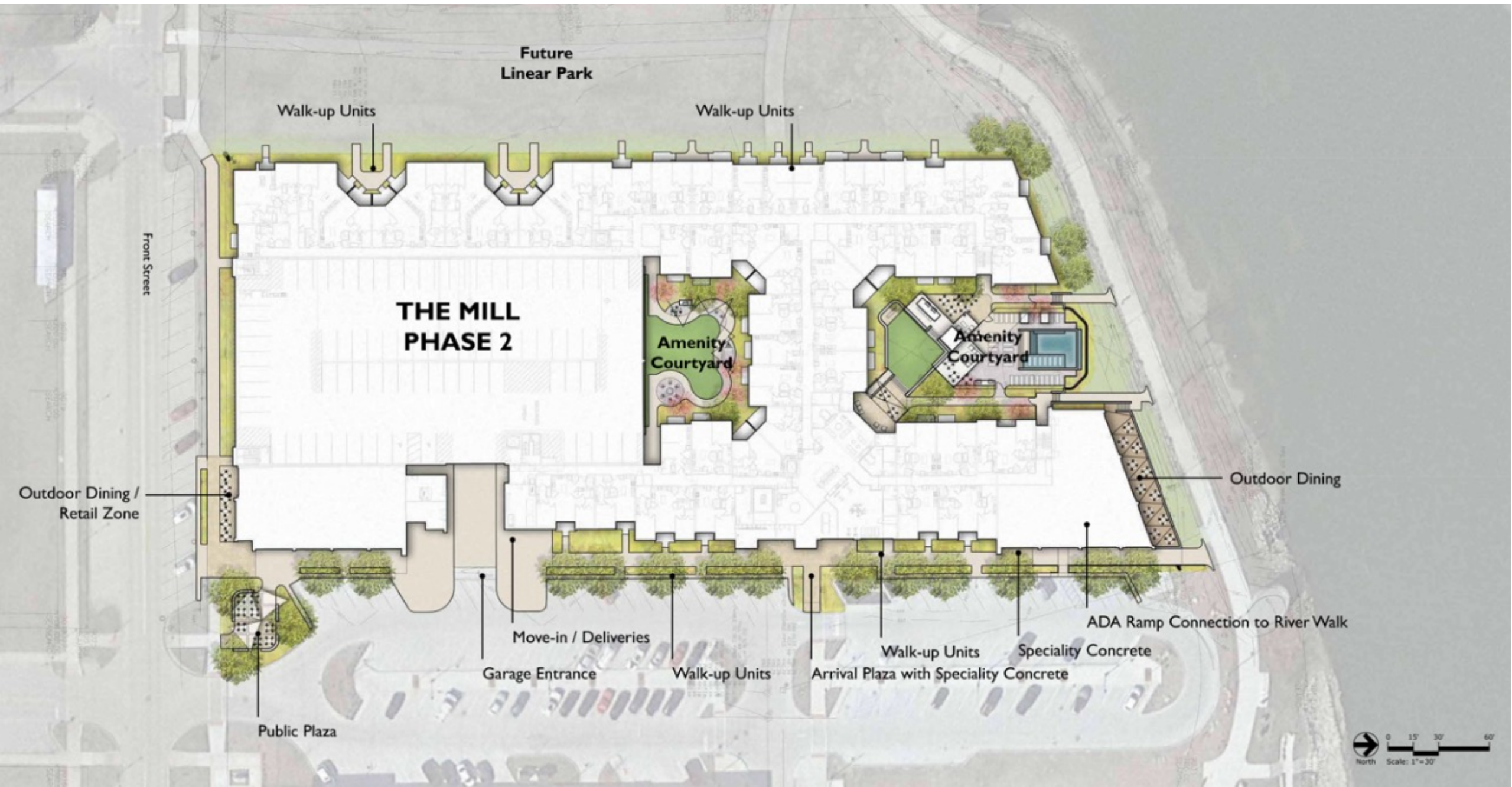
Weekly farmers market and events throughout the year attracting thousands.



Event center, skating ribbon, concert venue & South Bend Chocolate Factory Cafe







Future  
Linear Park

Walk-up Units

Walk-up Units

Front Street

# THE MILL PHASE 2

Amenity  
Courtyard

Amenity  
Courtyard

Outdoor Dining

Outdoor Dining /  
Retail Zone

ADA Ramp Connection to River Walk

Move-in / Deliveries

Walk-up Units

Speciality Concrete

Garage Entrance

Walk-up Units

Arrival Plaza with Speciality Concrete

Public Plaza

North  
Scale: 1"=30'

# THE MILL - PHASE 2

METICULOUS

## FIRST FLOOR PLAN



### LEGEND

- |                 |                 |                |               |
|-----------------|-----------------|----------------|---------------|
| STUDIO          | 2 BEDROOM       | AMENITIES      | MEP / TRASH   |
| 1 BEDROOM       | 2 BEDROOM + DEN | RETAIL         | STORAGE       |
| 1 BEDROOM + DEN | CIRCULATION     | PARKING GARAGE | PATIO/BALCONY |





**LEGEND**

- 1. Cafe Building
- 2. Skating and Event Building
- 3. Arrival Plaza / Entry
- 4. Parking
- 5. Dumpster Enclosure
- 6. Public Art
- 7. Event Plaza / Ice Skating Rink
- 8. Fog Garden
- 9. Outdoor Dining
- 10. Walking Path / Ice Skating Path
- 11. Garden Plantings
- 12. Streetscape Plantings
- 13. Stage / Christmas Tree Platform
- 14. Riverwalk Extension
- 15. Riverwalk Access
- 16. Widened Access / ADA ramp
- 17. Biergarten
- 18. Biergarten Pavilion
- 19. Biergarten Shade Structure
- 20. Ironworks Plaza Signwall
- 21. North River Node

**PHASE ONE & TWO COMPLETED 2019/2020**

**PHASE THREE COMPLETED FALL 2023**

River Walk

Robert C. Beutter  
Riverfront Park

N. Main Street

Ironworks Avenue

THE MILL at IRONWORKS PLAZA





The  
MILL  
IRON  
PLAZA

CORNER COFFEE

Chocolaine

TOP CUT







**FLAHERTY & COLLINS**  
PROPERTIES

*The*  
**Mill**  
*at*  
IRONWORKS  
PLAZA



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# For leasing information, please contact:

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